

Exhibit # 1

September 8, 2009

Subject: MAP 2010 - 00107

Public Hearing Date: 10/12/09

Mayor and Council
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Dear Mayor Hoffmann and Members of the Council:

The Lincoln Park Civic Association requests that you designate the house at 224 Elizabeth Avenue as an historic district. Preservation of this home is vital to keeping Lincoln Park's history alive. In too many instances, homes, businesses, and other landmarks of African-American life, in Lincoln Park and in Rockville, have been demolished. These landmarks can never be replaced. The Association supports historic designation for this residence and preservation of other properties, in Lincoln Park, which help to document our heritage.

Although community leaders like Jim Davis, Nelson Cooper, John Jones and others are no longer with us, they left an indelible mark on our neighborhood. The story of how one family benefited from their efforts is important to all of us who share their values. The houses that Jim Davis and Nelson Cooper lived in are also still standing as reminders to us of the value of hard work and community spirit.


Lastly, we refer you to page 23 of our neighborhood plan, approved in 2007. In reference to institutional uses and in particular churches, the plan recommends, "... any expansion or change in use or operation of these facilities must be carefully considered so as not to impact the residential quality of life in Lincoln Park. In the event that the institutional uses cease operation, the preferred option is for these properties to be redeveloped as single-family homes per the underlying R-60 Zone. Alternatively, these properties may be occupied by institutional uses with similar or lesser impacts on the community."

Preserving the house and streetscape at 224 Elizabeth Avenue would be deeply appreciated by a grateful neighborhood.

Sincerely,

Fran K. Hawkins,
President, Lincoln Park Civic Association
P.O. Box 10252
Rockville, MD



Re: 224 Elizabeth Ave 
 Brenda Bean to: Wilma Bell
 Cc: info, mayorandcouncil, Robin Ziek, Jim Wasilak

09/08/2009 12:50 PM

Dear Wilma,

Please let Fran know that we received her email regarding the possible historic designation of 224 Elizabeth Avenue. The Mayor and Council will consider those comments, which will become part of the official record, as they deliberate the matter.

Thank you for your interest and for sending this along on behalf of Ms. Hawkins.

Brenda Bean

Brenda F. Bean
 Deputy City Clerk
 111 Maryland Avenue
 Rockville, Maryland 20850
 (240) 314-8280 - Direct
 (240) 314-8289 - Fax
bbean@rockvillemd.gov
www.rockvillemd.gov

Buy Rockville! It's good for you and good for Rockville
 Visit www.BuyRockville.org for a listing of Rockville retailers and restaurateurs.

"Wilma Bell"

Fran Hawkins, President, Lincoln Park Civic As...

09/08/2009 09:29:36 AM

From: "Wilma Bell" <wilmasheltonbell@verizon.net>
 To: <mayorandcouncil@rockvillemd.gov>
 Cc: <info@peerlessrockville.org>
 Date: 09/08/2009 09:29 AM
 Subject: 224 Elizabeth Ave

<<...>>

Fran Hawkins, President, Lincoln Park Civic Association asked me to forward this email to you. For



further confirmation she can be reached at 301-340-6640. 224 Elizabeth Ave - Final.doc

Exhibit # 2

Subject: MAP2010-00107

Public Hearing Date: 10/12/09

RECEIVED
CITY CLERKS OFFICE

2009 OCT -5 PM 12:19

Attach I

Petition to save house located at:

224 Elizabeth Ave Lincoln Park
Submitted by Virginia Cooper 10-05-09
205 Ashley Ave Lincoln PK

July 2009

PETITION

We the undersigned homeowners/residents of Elizabeth Avenue, Rockville, Maryland, are opposed to the demolition of 224 Elizabeth Avenue by the Iglesia De Dios to construct a parking lot.

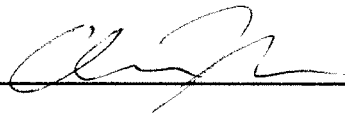
and other neighbors

PRINTED NAME

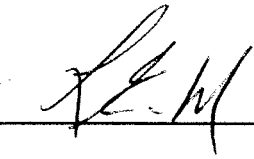
SIGNATURE

ADDRESS


MARION HAYESM H2118 Elizabeth Ave
Rockville, MD 20850ANNA MOTENAnna Moten213 Eliz. Ave.
Rockville MD 20850John E Colmes SrJC216 Elizabeth Ave
Rockville, MD 20850Bradley Colmes
William H LeeB.C216 Elizabeth Ave
Rockville Md.W H L809 N STONEST AVE
ROCKVILLE MD 20850Jean M. JohnsonJean M. Johnson900 N Stonestreet
Rockville MD 20850Rory SummerourRory Summerour907 N. Stonestreet

Alexander E Echo  911 N. Stonestreet Ave.

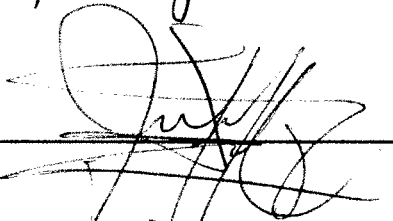
Umar Muhammad Umar Muhammad 901 N. STONESTREET AVE

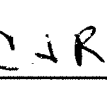
Jenna Nardica  903 Stonest Ave.

Al Nardica A.M. 903 Stonest Ave

Jones Jenkins  903 Stonest Ave.

Mehl Prother H.M. 203 Elizabeth Ave

 E.M. 215 Elizabeth Ave

Carla & Randy  218 Elizabeth Ave
Motto

Melanie Bacon M.B. 218 Elizabeth Ave

Kelly Johnson Kelly Johnson 222 Elizabeth Ave

Rossie H. CORBIN Rossie H. Corbin 713 Douglas Ave

PRINTED NAME

SIGNATURE

ADDRESS

MARY M. SUMMEROURMary M. Summerour715-Douglas Ave.Thelma B. HowardThelma B. Howard304 Lincoln Ave.Dorothy V. PratherDorothy V. Prather220 Spring AveALLE WOSKOWSKI218 Spring AveDoris E. PratherDoris E. Prather109 Douglas AveJoe PratherJoseph Prather709 Douglas AveEvelyn M. WashingtonEvelyn M. Washington707 DOUGLAS AVE.
ROCK, MD.Lisby G. StewartLisby G. Stewart705 Douglas Ave Rockville Md.Marion EnderMarion Ender706 Douglas Ave Rockville, Md. 20855Sharon Keffert710 Douglas Ave

Robert Free

Robert Hill

710 Douglas Ave ^{Attach 1}
Rockville, Md 20858

Anita Summerow

Anita Summerow

715 Douglas Ave.

Date submitted: October 5, 2009

1. Joseph D + Virginia Cooper
205 Ashley Ave
Rockville MD 20850 301-279-2273
2. MRS & MR Dahlia Taylor
915 N Stonestreet Avenue
Rockville MD 20850
3. May Watson, Clive Todd, & Maryl Powell
913 N Stonestreet Ave
Rockville MD 20850
301-424-5256
4. Jamie Gouchar
906 N Stonestreet Ave
Rockville MD 20850.
5. Estelle C. Summeraur
907 W Stonestreet Ave
Rockville MD 20850
6. Mr & Mrs Harlan Kullb
907 W Stonestreet Ave
Rockville MD 20850
7. Vicki Summeraur
452 West Deer Park Rd.
Gaithersburg, MD 20877

8 Ilx Leona Mordick
903 Stonestreet
Rockville, Md 20850

9 James H. Jenkins
903 Stonestreet Ave.
Rockville, Md 20850

10 William H. La
802 STONEST AVE
ROCKVILLE MD 20850

11 May Concor
914 N. Stonestreet Ave
Rockville, Md. 20850

12 Lillian Hamaday
902 n Stonestreet Ave
Rockville, MD 20850

13 Jean M. Johnson
900 N. Stonestreet Ave.
Rockville, Md. 20850
301 762-2544

- 14 Saad Muhammad
901 N. Stonestreet Ave
Rockville, MD 20850
- 15 Joan Escobar
214 Elizabeth Ave
Rockville MD 20850
301-762-0235
- 16 Torrance + Patricia Dawkins
213 Elizabeth Ave
Rockville MD 20850
301-762-1503
- 17 John E. Colmes Sr 216 Elizabeth Ave Rock
- 18 John E. Colmes Jr " " MD 20850
- 19 Quendolyn Colmes " " "
- 20 Jerome L Dorsey Sr
- 21 James S Battle
- 22 Jerome Dorsey Jr
- 23 James Moore Jr
- 24 Lorenzo Battle
- 25 Vinson Battle
- 26 Rudolph Battle
Michael Phelps 223 Frederick Ave, Rockville, MD
- 27 Montrea Davis
- 28 Rev Rodney Davis 272 Frederick Ave Rockville 301-762-3604

29 Mr & Mrs George Lyons
209 Ashley Ave.
Rockville, Md. 20850

30 Mr. & Mrs Charles Hawkins
219 Ashley Avenue
Rockville, MD 20850

Charles Adams
711 Stone St. Ave Rockville. MD 20850

Betty + Joe Carpenter
916 W. Stone Street Ave.
Rockville, MD. 20850

Left New Year
217 Ashley Ave
Rockville MD 20850

Public hearing on 224 Elizabeth Avenue: historic district designation

Max van Balgooy

to:

mayorcouncil

10/11/2009 08:30 PM

Cc:

Robin Ziek, Mary van Balgooy, Anita Neal Powell, JWasilak

Show Details

Exhibit # 3

Subject: MAP2010-00107

Public Hearing Date: 10/12/09

Dear Honorable Mayor and City Council:

I recommend that you designate **224 Elizabeth Avenue** as a Historic District because of its significance to the history of Rockville at your meeting on October 12, 2009. Although I am the Chair of the Historic District Commission, I am submitting these comments for the record personally and not as their representative.

As you consider this recommendation, I hope that you will not let the **humble appearance** of this house dissuade you. Some of you have argued that only buildings that are magnificent should be preserved but in this case, it is the **building's symbolism** to the community that is extraordinary. It represents how the Lincoln Park neighborhood found ways to survive and care for each other, sometimes in remarkable ways, despite segregation and limited resources. This **building's significance lies with its move and transformation into a house in the 1950s**, not earlier when it was a grocery store in its original location.

Some of you have asked about the building's **condition and the cost for renovation**, however, that is **unrelated to historical significance**. Please recall the terrible condition of Cordelia House, which suffered an arson fire and then was abandoned for many years. Yet it was recently renovated for less than \$200,000 and the work was so thoughtfully completed that it received three preservation awards. The house at 224 Elizabeth is certainly in much better condition. If there is a concern about cost or condition, those determinations should be made in writing by a licensed building contractor or structural engineer who is a neutral third party.

Please remember that **designation does not prevent the owner from altering the house for new uses or even from demolishing it**. Designation only requires that the Historic District Commission review any changes and that alterations (including demolition) are publicly discussed and alternatives considered.

Finally, this situation does reveal **a flaw in the Zoning Code, which permits "places of worship" in residential zones**. When Rockville was a rural community and most people walked to church, this made sense. However, we are now nearly built out and most people drive to church, so we are now encountering conflicts between residential neighborhoods that desire quiet and churches that attract traffic on weekends and evenings. Secondly, we are in the age of mega-churches which attract thousands of people on Sunday mornings. Under the current zoning code, such an institution could overwhelm and transform a neighborhood without any permits or city review. **We need to modify the Zoning Code** so that churches are only permitted up to a maximum occupancy (e.g., 100 persons) in residential neighborhoods and are separated from other churches by a minimum distance (e.g., 500 feet). Larger churches should be located on major highways or in other zones to avoid conflicts with residential uses.

Cordially,

Max A. van Balgooy

313 Twinbrook Pkwy.

Rockville, Maryland

--

Max A. van Balgooy

max.vanbalgooy@gmail.com

Historic Designation for 224 Elizabeth Avenue
Lucinda Hall
to:
mayorcouncil
10/13/2009 07:30 PM
Show Details

Exhibit # 4

Subject: MAP107

Public Hearing Date: 10/12/09

Good Evening,

I am providing written testimony regarding the application for historical designation for the house at 224 Elizabeth Avenue. I strongly support this request. The house, and its history, is a wonderful example of the generosity of a Rockville business owner and of Lincoln Park residents working together to make home ownership a reality for one Lincoln Park resident.

Often, historical significance cannot be defined by the architecture, or residents, of a home. In this case, the history of 224 Elizabeth Avenue bears witness to an African American community's long standing culture of support for another. It is a lasting testament to their desire to establish Lincoln Park as a caring and nurturing community. Additions to the home, to make it more livable; and the current condition of the house, should in no way diminish the historical and cultural value of the house.

Opponents of historical designation for 224 Elizabeth Avenue have testified that the church wants increase, in size, due to expanding membership. Testimony has also indicated the church intends to provide additional church programs which would benefit the Lincoln Park community. I had a conversation with a church member who lives in Prince Georges County. The church member told me that church services were conducted in Spanish. If this is the case, and if additional programs are also provided in Spanish, the value and benefit to the Lincoln Park community, as a whole, would be limited.

One speaker, who spoke in opposition to historic designation, indicated their address as Longwood Avenue. Another speaker indicated their address as the 500 block of Lincoln Street. For the record, neither of these addresses is within the boundaries of the Lincoln Park community. I do not believe the needs of an individual, business, or religious institution should ever be met at the expense of the long and rich history of any community in Rockville.

I urge approval of historical designation for 224 Elizabeth Avenue.

*Lucinda R. Hall
210 Elizabeth Avenue
Rockville, MD 20850
(301) 340-3328*